

Investment Property Description



EXAMPLE IPD

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Address: 9034 Allinder Street Kimberly, AL 35091	
Purchase Price:	\$100,500
*Rent Range:	\$885 - \$985
Rent Used in Calcs:	\$960
Annual Taxes:	\$566
Annual Insurance:	\$748
HOA Fees:	\$0
Property Mgt Fee:	\$1,037
Annual Net Income (On Cash Purchase)	\$9,169
Annual Net Income (20% Down @ 5.0%APR) For First 30 Years	\$3,989.94

Rate of Return (Financing)	
19.9%	Cash Flow/Month: \$332.50
20% Down, 30 Year Conventional Loan	

Rate of Return (Cash)	
9.1%	Cash Flow/Month: \$764.10
No Loan, Full Cash Purchase	

Spartan Return (Year 16+)	
36.5%	See Description Below

Property Stats	
Beds/Baths:	3 / 2
Garage/Carport:	N/A
Year Built:	1952
Lot Size:	.29 Acres
Property Size:	1200 Ft ²
Basement Size:	N/A

The "Spartan Return" is an estimate of what your rate of return would be AFTER you paid off your loan on the property.

This return assumes you put 25% down on the Purchase Price and financed the remainder with a 15-year loan.



Features & Renovations	
<ul style="list-style-type: none"> Adding Master Suite New LVT Flooring New Interior Paint New Roof Updated Electrical & Plumbing New Ceramic Tile & Granite Countertops in Kitchen 	<ul style="list-style-type: none"> New HVAC 3 Beds/2 Baths Fenced Yard Covered Porch Carport ** Renovations are subject to change once construction begins on the property

Neighborhood
Rating: B

Disclaimer: There is no way to know which area will be good for appreciation in the future. We can only make estimates based on trends and data.